

PROPERTY LOCATION

No	Alt No	Direction/Street/City
180		MASS AVE, ARLINGTON

OWNERSHIP

Unit #: 301

Owner 1: LEADER BANK NA

Owner 2:

Owner 3:

Street 1: 180 MASS AVE UNIT 204

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: ARLINGTON RESOURCES LLC -

Owner 2: -

Street 1: 76 BEDFORD ST SUITE 26

Twn/City: LEXINGTON

St/Prov: MA Cntry:

Postal: 02420

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo-Comm with a Condo Office Building built about 1988, having primarily Brick Exterior and 3264 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

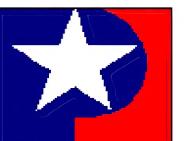
Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
343	Condo-Comm		0		Sq. Ft.	Site		0	0.	0.00	CC																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
343	0.000	1,550,600			1,550,600		
							155557
							GIS Ref
							GIS Ref
							Insp Date
							12/07/17



Patriot Properties Inc.
1379!
USER DEFINED

Prior Id # 1:	155557
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/10/20	16:11:25
LAST REV Date	Time
12/07/17	16:50:43
danam	
379	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARLINGTON RESOU	140-112		7/1/2016	Mult Lots	3,800,000	No	No		
CHASKELSON MARS	116-16		6/24/2011	Convenience	100	No	No		
BOSTON REG MEDI	U67-181		3/13/2000		500,000	No	No		
	U49-116		7/15/1994		384,800	No	No	Y	

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2017	Measured	DGM	D Mann
2/3/2009	Meas/Inspect	197	PATRIOT
10/25/2000	Hearing N/C	189	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 63 - Condo Office				Full Bath	Rating:			Building Number 11.									
Sty Ht: 3 - 3 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth	Rating:												
Frame: 2 - Steel				1/2 Bath: 1	Rating:	Average											
Prime Wall: 7 - Brick				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 4 - Flat				OTHER FEATURES													
Roof Cover: 11 - Membrane				Kits:	Rating:			RESIDENTIAL GRID									
Color: BRICK				A Kits:	Rating:			1st Res Grid	Desc:	# Units:							
View / Desir:				Frl:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
GENERAL INFORMATION				WSFlue:	Rating:			Other									
Grade: C+ - Average (+)				CONDOR INFORMATION				Upper									
Year Blt: 1988	Eff Yr Blt:			Location:				Lvl 2									
Alt LUC:	Alt %:			Total Units:				Lvl 1									
Jurisdct:	Fact: .			Floor: 3 - 3rd Floor				Lower									
Const Mod:				% Own: 14.699999809				Totals	RMs:	BRs:	Baths:	HB 1					
Lump Sum Adj:				Name: 4 - 3004													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: VG - Very Good	17.	%	Exterior:		No Unit	RMS	BRS	FL					
Prim Int Wall: 1 - Drywall				Functional:		%	Interior:										
Sec Int Wall:		%		Economic:		%	Additions:										
Partition: T - Typical				Special:		%	Kitchen:										
Prim Floors: 4 - Carpet				Override:		%	Baths:										
Sec Floors:		%		Total:	17.4	%	Plumbing:										
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 250.00			Heating:										
Bsmnt Gar:				Size Adj.: 1.10637259			General:										
Electric: 3 - Typical				Const Adj.: 1.39216042													
Insulation: 2 - Typical				Adj \$ / SQ: 385.062													
Int vs Ext: S				Other Features: 7285													
Heat Fuel: 2 - Gas				Grade Factor: 1.10													
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.35000002													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC: 100		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 1877229													
% Com Wall		% Sprinkled:		Depreciation: 326638													
				Depreciated Total: 1550591													
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
SPEC FEATURES/YARD ITEMS				COMPARABLE SALES				PARCEL ID				003.A-0001-0018.0					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:	Total Special Features:										Total:					

